Litton/Nelson

INDEXING INSTRUCTIONS: Lot 50, Section D, Phillips Place S/D, Section 35, T1S, R6W, DeSoto County, MS

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 15, 2003, Patsy D. Nelson, a single person and Walta Lynn Parker, a single person, executed a Deed of Trust to Ashley Roach, Trustee for the use and benefit of National City Mortgage Co., which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Record Book 1802 at Page 279 thereof; and

WHEREAS, said Deed of Trust was assigned to Deutsche Bank Trust Company Americas as Trustee, by assignment on file and of record in the office of the aforesaid Chancery Clerk in Book 2052 at Page 552 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 2158 at Page 101, thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, Deutsche Bank Trust Company Americas as Trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in DeSoto County Times, a newspaper published in the City of Hernando, DeSoto County, State of Mississippi, on the following dates, to-wit: November 11, 18, 25, 2008, which is more fully shown by the original Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 10th day of November, 2008, a copy of

A&E File #20516

the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 2nd day of December, 2008, at the East front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 50, Section D, Phillips Place Subdivision, in Section 35, Township 1 South, Range 6 West, as shown by plat of record in Plat Book 41, Page 37, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for Deutsche Bank Trust Company Americas, as Trustee, bidding the sum of One Hundred Ten Thousand Fourteen and 20/100 Dollars (\$110,014.20) for all of the above-described property and said property was struck off to Deutsche Bank Trust Company Americas, as Trustee, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of One Hundred Ten Thousand Fourteen and 20/100 Dollars (\$110,014.20), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to Deutsche Bank Trust Company Americas, as Trustee, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 2nd day of December, 2008.

SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 2nd day of December, 2008.

NOTARY PUBLIC

My Commission Expires:

2-9-2012

Grantor:

P. O. Box 400, Brandon, MS 39043 (601) 825-9508

Grantee:

4828 Loop Central Dr., Houston, TX 77081 (800) 247-9727

PREPARED BY AND RETURN TO:

ADAMS & EDENS
Foreclosure Department
A Professional Association
POST OFFICE BOX 400
BRANDON, MISSISSIPPI 39043
(601) 825-9508



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

<u>Diane Smith</u> personally appeared before me the undersigned in and for said County and State and states on oath that she is the <u>CLERK</u> of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper _____ consecutive times, as follows, to-wit:

		sonsecutive times, as follows, to-wit:
	SUBSTITUTE TRUSTEES	•
	NOTICE OF SALE	
	WHEREAS, on August 15, 2008,	Volume No
	December and Make Liver	2008
	Parties & artists arrives	
	CONTRACT & Dead of French to	Volume No. 1/2 / J. a
	Ashtey Piosch, Trustee for the	Volume No. <u>//3</u> on the <u>/</u> & day of <u>\(\hat{Nov} \)</u> , 2008
	use and benefit of historial	
	City Mortgage Co which	Volume No. 113 on the 25 day of 100., 2008
	UGGC Of Trust is on file and of	Volume No.
	record in the office of the Chancery Clerk of DeSoto	on the day of 4 4 2008
	Chancery Clark of DeSoto	, 2000
	County, Mississippi, in Deed of Trust Record Book 1802 at	
	Of Irust Hecord Book 1802 at	Volume No on the day of, 2008
ı	Page 279, thereof; and WHEREAS, said Deed of Trust	of the day of , 2008
,	Was assigned to Courtesta	
	was assigned to Deutsche Bank Trust Company	
	Bank Trust Company Americas as Trustee, by	Volume No on the day of, 2008
		day of, 2008
	record in the office of the	
	record in the office of the aforesaid Chancery Clerk in Book 2052 at Page 552	N
	Book 2052 at Page 552	Volume No on the day of 2008
٠.	thereof; and	day 01, 2008
V	VHEHEAS, the legal holder of	11.
	thereof; and thereof; and the said Deed of Trust and the	Vane mith
		_ <i>~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~</i>
	substituted Lem Adams, III, as	
	Trustee therein, as authorized by the terms thereof, by	
	instrument manufact in the	
	office of the stormeria	
	instrument recorded in the office of the aforesaid Changery Clerk in Buck 2158	
	at Page 101, thereof, and	A //
W	MEREAS, default having been	Sworn to and subposited before well and
	made in the performance of	Sworn to and subscribed before me, this 25 day of 9200., 2008
	MERICAB, default having been made in the performance of the conditions and allputations	24 0
	as set forth by said Deed of Trust, and having been	
	Trust, and having been	BY WIND ON GARAGE
	requested by the legal holder of the indebtedness ascured	BY Juay A. Osuspas
	on the indeptedness accured	111111111111111111111111111111111111111
	and described by said Deed of	
10	Trust so to do, notice is Nereby given that 1. Lem Adams, III. Substitute Trustee, by virtue of the authority	NOTATIVE
	Adams, III. Substitute Trustee	NOTARY PUBLIC STATE OF MISSISSIPPLAT LARGE
	by virtue of the euthority	MY COMMISSION EXPIRES: JANUARY 16, 2009
		PONDED THE CALL THE S. DANOART 16, 2009
	Deed of Irust, will offer for	BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED
	sale and will sell at public sale	
	and outcry to the highest and	
	sale and will sell at public sale and outery to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the East front door of the DeSoto County Courthouse at Hernando, Mississipp. on the 2nd day of day of	- Parameter and Article - Article
	the legal hours (between the	A. Single first insertion of 423 words @ 12 \$ 50.76
	nours of 11 o'clock a.m. and 4	A Single first insertion of 700 words @ 100 100
	door of the Desert Print	
	Courthouse of Harmonds	B. subsequent insertions of 846 words @ 10 \$ 84
	Mississippl on the 2nd days of	B. subsequent insertions of words @ .10 \$ \$ 4
	Mississippi, on the 2nd day of December, 2008, the following	
	Ceschoed land and property	C. Making proof of publication and deposing to same
	DBIDG the same land and	
	property openibed in said	TOTAL PUBLISHER'S FEE: \$_/38.3 \(\)
	Server or itset, attuable in	TOTAL PUBLISHER'S FEE: \$ / 38.3 C
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	The state of the s	Company to the part of the par
	A COLUMN TO SERVICE PROPERTY OF THE PROPERTY O	good, must be will approprie only
^	10 may 10 mg	Such title as is visited in the as
		Supplied Training
	record at Plat Speed at Dans	WITNESS my elementare, on this the 3rd day of November,
	C. T. Col.	me 3rd day of November,
	for Delices County	LEM ADAMS, III SUBSTITUTE TRUSTEE DESCRIPTION TO CANADAMS, III SUBSTITUTE TRUSTEE CANADAMS, III
	MISBIGSIDGI, to which whi	LEM ADAMS, III
		SUBSTITUTE TRUSTEE PREPARED BY: CX/1/6/7
	reference is hereby made for a more complete legal	ADAMS & EDENS
	OPPORTUDING.	Foreninsura Department
		POST OFFICE NOW 400
	_	BRANDON, MESMESHPH SHO43
	315 Losher St	POST OFFICE 30X 400 BRANDON, MASSIES FOR 30043 (601) 825 8609 ARE File #20518 rnando, MS 38632 • 662.429.6397 • Fax: 662.429.5229
		AAE File #20618 rnando, MS 38632 • 662.429.6397 • Fax: 662.429.5229
		PUBLISH: November 11, 18, 25, 208
		SVA